# CITYREALTY

## Quarterly Manhattan Market Report



### Summary

With low inventory and a return of optimism for the city, Manhattan saw the average sale price paid for an apartment **jump 22%** in the first quarter of 2022, when compared to the first quarter of 2021. The average sale price for all residential units, excluding townhouses, ticked up markedly to **\$2.08 million,** up from \$1.71 million in Q1 2021. The average sale price of a condo was **\$2.92 million** and the average price paid for a co-op was **\$1.36 million**.

Year-over-year, the count of Manhattan transactions was up **34%**, with **3,612 deals** this past quarter compared to the 2,602 deals over the same period in 2021. However, quarter-over-quarter, the total number of deals fell 10% and prices were only up marginally by 1%.

### **AVERAGE SALES PRICE**

Residential Sales | Condos, Co-ops, and Condops

\$2.08 Million

3,612

**UNITS** 

\$7.5B

**GROSS SALES** 

In contrast to Q4 2021, when more than half of the 30 priciest sales were in downtown condos, Q1 2022 saw the revival of sales in Billionaires' Row and Upper East Side Gold Coast buildings. Additionally, 16 of the top 30 transactions were sponsor sales in new development condos. All but one of the top 30 deals were in buildings finished or converted within the last 20 years.

The most expensive sale was a full floor on the 125th floor of Central Park Tower on Billionaires Row. The deal was also the priciest sale on a per square foot basis, coming in at  $$7,009/ft^2$ . The buyer of the sponsor 5-bedroom/5.5-bath spread was not disclosed.

The second-priciest deal of the quarter came from a capacious 8,386-square-foot duplex at The Benson. The newly-finished building is the Upper East Side's first new condo development on Madison Avenue in more than 25 years. Steered by the Naftali Group, the building witnessed incredible sales velocity while in construction, signing nearly \$100 million in contracts in less than 60 days.

1,643
CONDOS SOLD
AVG PRICE | AVG PRICE/FT2 | \$1,837

1,880
CO-OPS SOLD
AVERAGE PRICE
\$1.36M

#### **MOST EXPENSIVE SALES**



\$47M

**Central Park Tower, #125** 

5 beds, 5.5 baths Approx. 6,700 ft<sup>2</sup> (\$7,009/ft<sup>2</sup>)



\$28M

The Benson, #10-11

6+ beds, 6+ baths Approx. 8,386 ft² (\$3,333/ft²)



\$28M

111 West 57th Street, #48

3 beds, 3.5 baths Approx. 7,779 ft<sup>2</sup> (\$6,214/ft<sup>2</sup>)

### Summary, Cont.

In Q1 2022, there were **3,612** residential condo, co-op, and condop deals aggregating to **\$7.5** billion, up a significant **68%** year-over-year in total dollar amount of sales. The residential building that accrued the most sales in the quarter by total dollar amount was the newly-finished Upper West Side condo tower 200 Amsterdam which saw \$194 million worth of closings across 26 deals. The Benson, a boutique condo on the Upper East Side by the Naftali Group, and Central Park Tower, the world's tallest residential building, rounded out the top three.



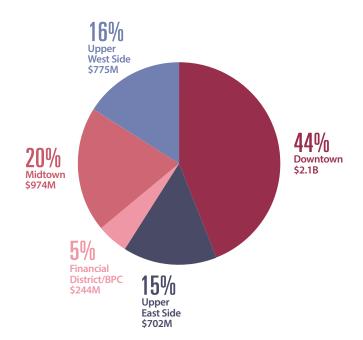
#### **Top Buildings by Aggregate Sales**

BUILDING	AGGREGATE SALES	TOTAL UNITS SOLD	AVG PPSF	AVG SALE PRICE
200 Amsterdam Avenue	\$193,796,383	26	\$2,675	\$7,453,707
The Benson, 1045 Madison Avenue	\$137,084,688	9	\$3,406	\$15,231,632
Central Park Tower, 217 West 57th	\$131,324,408	10	\$4,423	\$13,132,441
Fifteen Hudson Yards, 15 Hudson	\$105,599,988	17	\$2,681	\$6,211,764
Two Waterline Square, 30 Riverside	\$71,234,124	17	\$2,570	\$4,190,243
One Manhattan Square, 252 South	\$65,127,628	31	\$2,084	\$2,100,891
111 West 57th Street	\$62,969,799	3	\$5,083	\$20,989,933
Madison House, 15 East 30th Street	\$61,786,265	26	\$1,908	\$2,376,395
One Essex Crossing, 202 Broome	\$54,583,000	23	\$2,023	\$2,373,174
130 William, 130 William Street	\$49,447,115	18	\$2,109	\$2,747,062

CITYREALTY

## Manhattan Condo Sales Summary

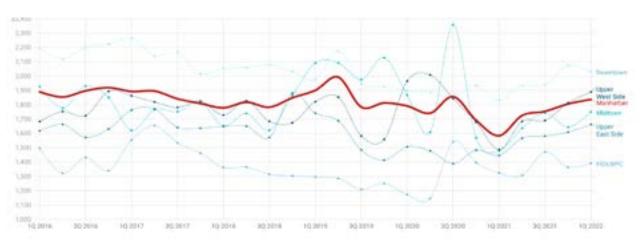
#### Q1 2022 Total Condo Sales by Region



In Q1 2022, there were **\$4.8 billion** in condo sales in Manhattan, down 17% since the record-breaking Q4 2021 but up 73% yearover-year. The average condo price/ft<sup>2</sup> during the approximately 90-day period was \$1,836, up 2% since the fourth quarter of last year and **up 16%** from the same quarterly period in 2021. So far in 2022, condo sale prices are 3% below the pre-pandemic figures of 2019, With 1,643 condo transactions, Q1 2022 was the highest number of first quarter deals since 2008.

East Village \$1,577 (4%) 26 (8%) Flatiron/Union Square \$1,951 (17%) 47 (34%) Gramercy Park \$2,010 (20%) 57 (8%) Greenwich Village \$2,254 (6%) 37 (131%) Lower East Side \$1,911 (10%) 77 (133%) NoHo \$2,452 (0%) 7 (-50%) NoLiTa/Little Italy \$2,060 (18%) 12 (9%) SoHo \$2,158 (10%) 54 (42%) Tribeca \$2,031 (13%) 120 (46%) West Village \$2,398 (8%) 37 (3%)  MIDTOWN PRICE AVG* SALES  Beekman/Sutton Place \$1,334 (18%) 9 (29%) Midtown East \$1,591 (10%) 43 (-4%) Midtown West \$1,974 (20%) 180 (82%) Murray Hill \$1,607 (18%) 129 (153%) Turtle Bay/United Nations \$1,290 (13%) 29 (32%)  UPPER EAST SIDE PRICE AVG* SALES  Carnegie Hill \$2,164 (49%) 39 (63%) Lenox Hill \$1,557 (9%) 94 (49%) Park/Fifth Ave. to 79th St. \$2,259 (25%) 23 (130%) Yorkville \$1,347 (-4%) 74 (1%)  UPPER WEST SIDE PRICE AVG* SALES  Broadway Corridor \$1,641 (23%) 64 (23%) Central Park West \$1,713 (12%) 39 (-13%) Central Park West \$1,713 (12%) 39 (-13%) Central Park West \$1,713 (12%) 39 (-13%) Killooln Center \$2,265 (35%) 74 (85%) Morningside Heights \$1,631 (0%) 6 (-60%) Riverside Dr./West End Ave. \$1,823 (22%) 78 (26%)  PRICE AVG* SALES  Battery Park City \$1,336 (21%) 46 (77%)	DOWNTOWN	Q1 2022 PRICE/FT <sup>2</sup> AVG*	Q1 2022 SALES
Flatiron/Union Square  Gramercy Park  Gramercy Park  Greenwich Village  Lower East Side  NoHo  NoHo  Scape S	Chelsea	\$1,991 (13%)	141 (76%)
Gramercy Park \$2,010 (20%) 57 (8%) Greenwich Village \$2,254 (6%) 37 (131%) Lower East Side \$1,911 (10%) 77 (133%) NoHo \$2,452 (0%) 7 (-50%) NoLiTa/Little Italy \$2,060 (18%) 12 (9%) SoHo \$2,158 (10%) 54 (42%) Tribeca \$2,031 (13%) 120 (46%) West Village \$2,398 (8%) 37 (3%)  MIDTOWN PRICE AVG* SALES  Beekman/Sutton Place \$1,334 (18%) 9 (29%) Midtown East \$1,591 (10%) 43 (-4%) Midtown West \$1,974 (20%) 180 (82%) Murray Hill \$1,607 (18%) 129 (153%) Turtle Bay/United Nations \$1,290 (13%) 29 (32%)  UPPER EAST SIDE PRICE AVG* SALES  Carnegie Hill \$2,164 (49%) 39 (63%) Lenox Hill \$1,557 (9%) 94 (49%) Park/Fifth Ave. to 79th St. \$2,259 (25%) 23 (130%) Yorkville \$1,347 (-4%) 74 (1%)  UPPER WEST SIDE PRICE AVG* SALES  Broadway Corridor \$1,641 (23%) 64 (23%) Central Park West \$1,713 (12%) 39 (-13%) Lincoln Center \$2,265 (35%) 74 (85%) Morningside Heights \$1,631 (0%) 6 (-60%) Riverside Dr./West End Ave. \$1,823 (22%) 78 (26%)  FINANCIAL DISTRICT / BPC  Battery Park City \$1,336 (21%) 46 (77%)	East Village	\$1,577 (4%)	26 (8%)
Greenwich Village Lower East Side Lower East Side S1,911 (10%) S2,452 (0%) S2,452 (0%) SOHO S2,158 (10%) SOHO S2,158 (10%) Tribeca S2,031 (13%) West Village S2,398 (8%) SALES  Beekman/Sutton Place Midtown East Midtown West S1,974 (20%) Murray Hill S1,607 (18%) S1,290 (13%) S2,164 (49%) S2,398 (8%) S1,290 (13%) S2,398 (8%) S1,290 (13%) S2,398 (8%) S3,298 (8%) S4,298 (8%) S4,298 (8%) S4,298 (8%) S6,298 (8%) S7,298 (8%) S6,298 (8%) S7,299 (10%) S8,299 (10%) S9,299 (10%) S	Flatiron/Union Square	\$1,951 (17%)	47 (34%)
Lower East Side         \$1,911 (10%)         77 (133%)           NoHo         \$2,452 (0%)         7 (-50%)           NoLiTa/Little Italy         \$2,060 (18%)         12 (9%)           SoHo         \$2,158 (10%)         54 (42%)           Tribeca         \$2,031 (13%)         120 (46%)           West Village         \$2,398 (8%)         37 (3%)           MIDTOWN         PRICE AVG*         SALES           Beekman/Sutton Place         \$1,334 (18%)         9 (29%)           Midtown East         \$1,591 (10%)         43 (-4%)           Midtown West         \$1,974 (20%)         180 (82%)           Murray Hill         \$1,607 (18%)         129 (153%)           Turtle Bay/United Nations         \$1,290 (13%)         29 (32%)           UPPER EAST SIDE         PRICE AVG*         SALES           Carnegie Hill         \$2,164 (49%)         39 (63%)           Lenox Hill         \$1,557 (9%)         94 (49%)           Park/Fifth Ave. to 79th St.         \$2,259 (25%)         23 (130%)           Yorkville         \$1,347 (-4%)         74 (1%)           PRICE AVG*         SALES           Broadway Corridor         \$1,641 (23%)         64 (23%)           Central Park We	Gramercy Park	\$2,010 (20%)	57 (8%)
NoHo    S2,452 (0%)   7 (-50%)     NoLiTa/Little Italy   \$2,060 (18%)   12 (9%)     SoHo   \$2,158 (10%)   54 (42%)     Tribeca   \$2,031 (13%)   120 (46%)     West Village   \$2,398 (8%)   37 (3%)     West Village   \$2,398 (8%)   37 (3%)     Q1 2022	Greenwich Village	\$2,254 (6%)	37 (131%)
NoLiTa/Little Italy         \$2,060 (18%)         12 (9%)           SoHo         \$2,158 (10%)         54 (42%)           Tribeca         \$2,031 (13%)         120 (46%)           West Village         \$2,398 (8%)         37 (3%)           MIDTOWN         Q1 2022 PRICE AVG*         Q1 2022 SALES           Beekman/Sutton Place         \$1,334 (18%)         9 (29%)           Midtown East         \$1,591 (10%)         43 (-4%)           Midtown West         \$1,974 (20%)         180 (82%)           Murray Hill         \$1,607 (18%)         129 (153%)           Turtle Bay/United Nations         \$1,290 (13%)         29 (32%)           UPPER EAST SIDE         PRICE AVG*         SALES           Carnegie Hill         \$2,164 (49%)         39 (63%)           Lenox Hill         \$1,557 (9%)         94 (49%)           Park/Fifth Ave. to 79th St.         \$2,259 (25%)         23 (130%)           Yorkville         \$1,347 (-4%)         74 (1%)           UPPER WEST SIDE         Q1 2022         Q1 2022           Broadway Corridor         \$1,641 (23%)         64 (23%)           Central Park West         \$1,713 (12%)         39 (-13%)           Lincoln Center         \$2,265 (35%) <td< td=""><td>Lower East Side</td><td>\$1,911 (10%)</td><td>77 (133%)</td></td<>	Lower East Side	\$1,911 (10%)	77 (133%)
SoHo         \$2,158 (10%)         54 (42%)           Tribeca         \$2,031 (13%)         120 (46%)           West Village         \$2,398 (8%)         37 (3%)           MIDTOWN         Q1 2022 PRICE AVG*         SALES           Beekman/Sutton Place         \$1,334 (18%)         9 (29%)           Midtown East         \$1,591 (10%)         43 (-4%)           Midtown West         \$1,974 (20%)         180 (82%)           Murray Hill         \$1,607 (18%)         129 (153%)           Turtle Bay/United Nations         \$1,290 (13%)         29 (32%)           UPPER EAST SIDE         PRICE AVG*         SALES           Carnegie Hill         \$2,164 (49%)         39 (63%)           Lenox Hill         \$1,557 (9%)         94 (49%)           Park/Fifth Ave. to 79th St.         \$2,259 (25%)         23 (130%)           Yorkville         \$1,347 (-4%)         74 (1%)           Price AVG*         SALES           Broadway Corridor         \$1,641 (23%)         64 (23%)           Central Park West         \$1,713 (12%)         39 (-13%)           Lincoln Center         \$2,265 (35%)         74 (85%)           Morningside Heights         \$1,631 (0%)         6 (-60%)           Riverside Dr./West End Ave. <td>NoHo</td> <td>\$2,452 (0%)</td> <td>7 (-50%)</td>	NoHo	\$2,452 (0%)	7 (-50%)
Tribeca \$2,031 (13%) 120 (46%) West Village \$2,398 (8%) 37 (3%)  MIDTOWN PRICE AVG* SALES  Beekman/Sutton Place \$1,334 (18%) 9 (29%) Midtown East \$1,591 (10%) 43 (-4%) Midtown West \$1,974 (20%) 180 (82%) Murray Hill \$1,607 (18%) 129 (153%) Turtle Bay/United Nations \$1,290 (13%) 29 (32%)  UPPER EAST SIDE PRICE AVG* SALES  Carnegie Hill \$2,164 (49%) 39 (63%) Lenox Hill \$1,557 (9%) 94 (49%) Park/Fifth Ave. to 79th St. \$2,259 (25%) 23 (130%) Yorkville \$1,347 (-4%) 74 (1%)  UPPER WEST SIDE PRICE AVG* SALES  Broadway Corridor \$1,641 (23%) 64 (23%) Central Park West \$1,713 (12%) 39 (-13%) Lincoln Center \$2,265 (35%) 74 (85%) Morningside Heights \$1,631 (0%) 6 (-60%) Riverside Dr./West End Ave. \$1,823 (22%) 78 (26%)  PILOZOL PRICE AVG* SALES  Battery Park City \$1,336 (21%) 46 (77%)	NoLiTa/Little Italy	\$2,060 (18%)	12 (9%)
West Village         \$2,398 (8%)         37 (3%)           MIDTOWN         Q1 2022 PRICE AVG*         Q1 2022 SALES           Beekman/Sutton Place         \$1,334 (18%)         9 (29%)           Midtown East         \$1,591 (10%)         43 (-4%)           Midtown West         \$1,974 (20%)         180 (82%)           Murray Hill         \$1,607 (18%)         129 (153%)           Turtle Bay/United Nations         \$1,290 (13%)         29 (32%)           UPPER EAST SIDE         PRICE AVG*         SALES           Carnegie Hill         \$2,164 (49%)         39 (63%)           Lenox Hill         \$1,557 (9%)         94 (49%)           Park/Fifth Ave. to 79th St.         \$2,259 (25%)         23 (130%)           Yorkville         \$1,347 (-4%)         74 (1%)           UPPER WEST SIDE         Q1 2022         Q1 2022           Broadway Corridor         \$1,641 (23%)         64 (23%)           Central Park West         \$1,713 (12%)         39 (-13%)           Lincoln Center         \$2,265 (35%)         74 (85%)           Morningside Heights         \$1,631 (0%)         6 (-60%)           Riverside Dr./West End Ave.         \$1,823 (22%)         78 (26%)           PRICE AVG*         SALE	SoHo	\$2,158 (10%)	54 (42%)
MIDTOWN	Tribeca	\$2,031 (13%)	120 (46%)
MIDTOWN         PRICE AVG*         SALES           Beekman/Sutton Place         \$1,334 (18%)         9 (29%)           Midtown East         \$1,591 (10%)         43 (-4%)           Midtown West         \$1,974 (20%)         180 (82%)           Murray Hill         \$1,607 (18%)         129 (153%)           Turtle Bay/United Nations         \$1,290 (13%)         29 (32%)           Q1 2022         Q1 2022         Q1 2022           UPPER EAST SIDE         PRICE AVG*         SALES           Carnegie Hill         \$1,557 (9%)         94 (49%)           Lenox Hill         \$1,557 (9%)         94 (49%)           Park/Fifth Ave. to 79th St.         \$2,259 (25%)         23 (130%)           Yorkville         \$1,347 (-4%)         74 (1%)           Q1 2022         Q1 2022         Q1 2022           UPPER WEST SIDE         PRICE AVG*         SALES           Broadway Corridor         \$1,641 (23%)         64 (23%)           Central Park West         \$1,713 (12%)         39 (-13%)           Lincoln Center         \$2,265 (35%)         74 (85%)           Morningside Heights         \$1,631 (0%)         6 (-60%)           Riverside Dr./West End Ave.         \$1,823 (22%)         78 (26%) </td <td>West Village</td> <td>\$2,398 (8%)</td> <td>37 (3%)</td>	West Village	\$2,398 (8%)	37 (3%)
Midtown East       \$1,591 (10%)       43 (-4%)         Midtown West       \$1,974 (20%)       180 (82%)         Murray Hill       \$1,607 (18%)       129 (153%)         Turtle Bay/United Nations       \$1,290 (13%)       29 (32%)         Q1 2022       Q1 2022       Q1 2022         UPPER EAST SIDE       PRICE AVG*       SALES         Carnegie Hill       \$2,164 (49%)       39 (63%)         Lenox Hill       \$1,557 (9%)       94 (49%)         Park/Fifth Ave. to 79th St.       \$2,259 (25%)       23 (130%)         Yorkville       \$1,347 (-4%)       74 (1%)         UPPER WEST SIDE       Q1 2022       Q1 2022         Broadway Corridor       \$1,641 (23%)       64 (23%)         Central Park West       \$1,713 (12%)       39 (-13%)         Lincoln Center       \$2,265 (35%)       74 (85%)         Morningside Heights       \$1,631 (0%)       6 (-60%)         Riverside Dr./West End Ave.       \$1,823 (22%)       78 (26%)         PRICE AVG*       SALES         Battery Park City       \$1,336 (21%)       46 (77%)	MIDTOWN		-
Midtown West \$1,974 (20%) 180 (82%)  Murray Hill \$1,607 (18%) 129 (153%)  Turtle Bay/United Nations \$1,290 (13%) 29 (32%)  Q1 2022 Q1 2022  Q1 2022 PRICE AVG* SALES  Carnegie Hill \$2,164 (49%) 39 (63%)  Lenox Hill \$1,557 (9%) 94 (49%)  Park/Fifth Ave. to 79th St. \$2,259 (25%) 23 (130%)  Yorkville \$1,347 (-4%) 74 (1%)  Q1 2022 Q1 2022  UPPER WEST SIDE PRICE AVG* SALES  Broadway Corridor \$1,641 (23%) 64 (23%)  Central Park West \$1,713 (12%) 39 (-13%)  Lincoln Center \$2,265 (35%) 74 (85%)  Morningside Heights \$1,631 (0%) 6 (-60%)  Riverside Dr./West End Ave. \$1,823 (22%) 78 (26%)  PRICE AVG* SALES  Battery Park City \$1,336 (21%) 46 (77%)	Beekman/Sutton Place	\$1,334 (18%)	9 (29%)
Murray Hill \$1,607 (18%) 129 (153%) Turtle Bay/United Nations \$1,290 (13%) 29 (32%)  Q1 2022 Q1 2022 PRICE AVG* SALES  Carnegie Hill \$2,164 (49%) 39 (63%) Lenox Hill \$1,557 (9%) 94 (49%) Park/Fifth Ave. to 79th St. \$2,259 (25%) 23 (130%) Yorkville \$1,347 (-4%) 74 (1%)  Q1 2022 Q1 2022 PRICE AVG* SALES  Broadway Corridor \$1,641 (23%) 64 (23%) Central Park West \$1,713 (12%) 39 (-13%) Lincoln Center \$2,265 (35%) 74 (85%) Morningside Heights \$1,631 (0%) 6 (-60%) Riverside Dr./West End Ave. \$1,823 (22%) 78 (26%)  PRICE AVG* SALES  Battery Park City \$1,336 (21%) 46 (77%)	Midtown East	\$1,591 (10%)	43 (-4%)
Turtle Bay/United Nations \$1,290 (13%) 29 (32%)  Q1 2022 Q1 2022  PRICE AVG* SALES  Carnegie Hill \$2,164 (49%) 39 (63%)  Lenox Hill \$1,557 (9%) 94 (49%)  Park/Fifth Ave. to 79th St. \$2,259 (25%) 23 (130%)  Yorkville \$1,347 (-4%) 74 (1%)  Q1 2022 Q1 2022  PRICE AVG* SALES  Broadway Corridor \$1,641 (23%) 64 (23%)  Central Park West \$1,713 (12%) 39 (-13%)  Lincoln Center \$2,265 (35%) 74 (85%)  Morningside Heights \$1,631 (0%) 6 (-60%)  Riverside Dr./West End Ave. \$1,823 (22%) 78 (26%)  PRICE AVG* SALES  Battery Park City \$1,336 (21%) 46 (77%)	Midtown West	\$1,974 (20%)	180 (82%)
UPPER EAST SIDE         Q1 2022 PRICE AVG*         Q1 2022 SALES           Carnegie Hill         \$2,164 (49%)         39 (63%)           Lenox Hill         \$1,557 (9%)         94 (49%)           Park/Fifth Ave. to 79th St.         \$2,259 (25%)         23 (130%)           Yorkville         \$1,347 (-4%)         74 (1%)           UPPER WEST SIDE         Q1 2022 PRICE AVG*         Q1 2022 SALES           Broadway Corridor         \$1,641 (23%)         64 (23%)           Central Park West         \$1,713 (12%)         39 (-13%)           Lincoln Center         \$2,265 (35%)         74 (85%)           Morningside Heights         \$1,631 (0%)         6 (-60%)           Riverside Dr./West End Ave.         \$1,823 (22%)         78 (26%)           FINANCIAL DISTRICT / BPC         Q1 2022 PRICE AVG*         SALES           Battery Park City         \$1,336 (21%)         46 (77%)	Murray Hill	\$1,607 (18%)	129 (153%)
UPPER EAST SIDE         PRICE AVG*         SALES           Carnegie Hill         \$2,164 (49%)         39 (63%)           Lenox Hill         \$1,557 (9%)         94 (49%)           Park/Fifth Ave. to 79th St.         \$2,259 (25%)         23 (130%)           Yorkville         \$1,347 (-4%)         74 (1%)           Q1 2022         Q1 2022         Q1 2022           UPPER WEST SIDE         PRICE AVG*         SALES           Broadway Corridor         \$1,641 (23%)         64 (23%)           Central Park West         \$1,713 (12%)         39 (-13%)           Lincoln Center         \$2,265 (35%)         74 (85%)           Morningside Heights         \$1,631 (0%)         6 (-60%)           Riverside Dr./West End Ave.         \$1,823 (22%)         78 (26%)           PRICE AVG*         SALES           Battery Park City         \$1,336 (21%)         46 (77%)	Turtle Bay/United Nations	\$1,290 (13%)	29 (32%)
Lenox Hill       \$1,557 (9%)       94 (49%)         Park/Fifth Ave. to 79th St.       \$2,259 (25%)       23 (130%)         Yorkville       \$1,347 (-4%)       74 (1%)         Q1 2022       Q1 2022         PRICE AVG*       SALES         Broadway Corridor       \$1,641 (23%)       64 (23%)         Central Park West       \$1,713 (12%)       39 (-13%)         Lincoln Center       \$2,265 (35%)       74 (85%)         Morningside Heights       \$1,631 (0%)       6 (-60%)         Riverside Dr./West End Ave.       \$1,823 (22%)       78 (26%)         PRICE AVG*       SALES         Battery Park City       \$1,336 (21%)       46 (77%)	UPPER EAST SIDE	-	-
Park/Fifth Ave. to 79th St.         \$2,259 (25%)         23 (130%)           Yorkville         \$1,347 (-4%)         74 (1%)           Q1 2022         Q1 2022         Q1 2022           PRICE AVG*         SALES           Broadway Corridor         \$1,641 (23%)         64 (23%)           Central Park West         \$1,713 (12%)         39 (-13%)           Lincoln Center         \$2,265 (35%)         74 (85%)           Morningside Heights         \$1,631 (0%)         6 (-60%)           Riverside Dr./West End Ave.         \$1,823 (22%)         78 (26%)           Q1 2022           PRICE AVG*         SALES           Battery Park City         \$1,336 (21%)         46 (77%)	Carnegie Hill	\$2,164 (49%)	39 (63%)
Yorkville         \$1,347 (-4%)         74 (1%)           Q1 2022 PRICE AVG*         Q1 2022 SALES           Broadway Corridor         \$1,641 (23%)         64 (23%)           Central Park West         \$1,713 (12%)         39 (-13%)           Lincoln Center         \$2,265 (35%)         74 (85%)           Morningside Heights         \$1,631 (0%)         6 (-60%)           Riverside Dr./West End Ave.         \$1,823 (22%)         78 (26%)           FINANCIAL DISTRICT / BPC         Q1 2022 PRICE AVG*         SALES           Battery Park City         \$1,336 (21%)         46 (77%)	Lenox Hill	\$1,557 (9%)	94 (49%)
UPPER WEST SIDE         Q1 2022 PRICE AVG*         Q1 2022 SALES           Broadway Corridor         \$1,641 (23%)         64 (23%)           Central Park West         \$1,713 (12%)         39 (-13%)           Lincoln Center         \$2,265 (35%)         74 (85%)           Morningside Heights         \$1,631 (0%)         6 (-60%)           Riverside Dr./West End Ave.         \$1,823 (22%)         78 (26%)           Q1 2022 PRICE AVG*         Q1 2022 SALES           Battery Park City         \$1,336 (21%)         46 (77%)	Park/Fifth Ave. to 79th St.	\$2,259 (25%)	23 (130%)
UPPER WEST SIDE         PRICE AVG*         SALES           Broadway Corridor         \$1,641 (23%)         64 (23%)           Central Park West         \$1,713 (12%)         39 (-13%)           Lincoln Center         \$2,265 (35%)         74 (85%)           Morningside Heights         \$1,631 (0%)         6 (-60%)           Riverside Dr./West End Ave.         \$1,823 (22%)         78 (26%)           Q1 2022           FINANCIAL DISTRICT / BPC         PRICE AVG*         SALES           Battery Park City         \$1,336 (21%)         46 (77%)	Yorkville	\$1,347 (-4%)	74 (1%)
Central Park West         \$1,713 (12%)         39 (-13%)           Lincoln Center         \$2,265 (35%)         74 (85%)           Morningside Heights         \$1,631 (0%)         6 (-60%)           Riverside Dr./West End Ave.         \$1,823 (22%)         78 (26%)           Q1 2022         Q1 2022           FINANCIAL DISTRICT / BPC         PRICE AVG*         SALES           Battery Park City         \$1,336 (21%)         46 (77%)	UPPER WEST SIDE	-	-
Lincoln Center       \$2,265 (35%)       74 (85%)         Morningside Heights       \$1,631 (0%)       6 (-60%)         Riverside Dr./West End Ave.       \$1,823 (22%)       78 (26%)         Q1 2022 PRICE AVG*       Q1 2022 SALES         Battery Park City       \$1,336 (21%)       46 (77%)	Broadway Corridor	\$1,641 (23%)	64 (23%)
Morningside Heights \$1,631 (0%) 6 (-60%) Riverside Dr./West End Ave. \$1,823 (22%) 78 (26%)  Privancial District / BPC Price AVG* SALES  Battery Park City \$1,336 (21%) 46 (77%)	Central Park West	\$1,713 (12%)	39 (-13%)
Riverside Dr./West End Ave.       \$1,823 (22%)       78 (26%)         FINANCIAL DISTRICT / BPC       Q1 2022 PRICE AVG*       Q1 2022 SALES         Battery Park City       \$1,336 (21%)       46 (77%)	Lincoln Center	\$2,265 (35%)	74 (85%)
FINANCIAL DISTRICT / BPC         Q1 2022 PRICE AVG*         Q1 2022 SALES           Battery Park City         \$1,336 (21%)         46 (77%)	Morningside Heights	\$1,631 (0%)	6 (-60%)
FINANCIAL DISTRICT / BPC PRICE AVG* SALES  Battery Park City \$1,336 (21%) 46 (77%)	Riverside Dr./West End Ave.	\$1,823 (22%)	78 (26%)
	FINANCIAL DISTRICT / BPC		-
Financial District \$1,416 (3%) 100 (-11%)	Battery Park City	\$1,336 (21%)	46 (77%)
	Financial District	\$1,416 (3%)	100 (-11%)

#### Avg Price / Ft<sup>2</sup> by Region





CityRealty welcomes any questions and comments regarding the New York City real estate market. He can be reached at or by phone at info@cityrealty.com (212) 755-5544.



#### Visit us at **www.cityrealty.com** for more sales information.

All closed sales data has been provided by the New York City Department of Finance via the Automated City Register Information System (ACRIS). No warranty or representation is made as to the accuracy of any data provided by ACRIS or any other sources. All dimensions are approximate. For exact dimensions, you must hire your own architect or engineer and for no property included in this report shall the number of bedrooms listed be considered a legal conclusion.

CITYREALTY 5